



## 8 Hill View Road

Malvern, WR14 1FJ

A spacious four bedroom semi-detached family house, situated in a popular residential area, close to excellent local amenities in Great Malvern and within catchment of popular schools. The property in brief comprises, Reception Hall, Cloakroom, Living Room, Sun Room Extension, Kitchen Dining Room. Whilst to the first floor are Two Double Bedrooms, Study and Bathroom, and to the third floor is a further double Bedroom with Ensuite. This property further benefits from enclosed rear gardens, single garage, double glazing and a recently installed Worcester Bosch Boiler. An internal viewing is strongly advised to fully appreciate this property.

EPC & FLOORPLAN AWAITED

**Guide Price £375,000**

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## Reception Hall

Entrance door opens into the Reception Hall with doors off to the Kitchen Dining Room, Cloakroom, Living Room and through to the Sun Room Extension. Wood flooring throughout, radiator, panelling and stairs rising to the First Floor Landing.

## Cloakroom

Fitted with a white suite comprising low flush WC, corner pedestal wash hand basin with mixer tap and tiled splashback. Wood flooring, extractor fan, radiator and wall mounted consumer unit. Double glazed obscured window to the front aspect.

## Kitchen Dining Room

9'2" x 13'11" (2.80 x 4.25)

With the continuation of the wood flooring, the Kitchen Dining Room is fitted with a range of base and eye level gloss fronted units with undercounter lighting, working surfaces and fully tiled splashback. Integrated dishwasher, washing machine and drinks fridge, double electric oven with four ring induction hob and extractor above. Composite sink unit with drainer and 'Swan neck' mixer tap, space for a tall appliance and radiator.

With ample space for a Dining table and double glazed bay window to the front aspect.

## Living Room

16'1" x 11'6" (4.91 x 3.51)

A bright and spacious room with an electric fire unit, wood flooring, radiator and opening to the:

## Sun Room Extension

Extended in 2015 the Sun Room provides ample space for entertaining. With the continuation of wood flooring, electric radiator and triple-fold doors opening out to the adjoining Decking and Garden beyond. Double glazed obscured door to the side access.

## First Floor Landing

Stairs rise to the First Floor Landing with doors of to all rooms and feature paneling throughout. Radiator and door to a large storage cupboard currently housing shelving. Door to the airing cupboard housing the water tank and hanging rail. Stairs rise to the Second Floor Landing.

## Bedroom Two

9'3" x 13'5" (2.84 x 4.09)

Spacious double bedroom with a double glazed window to the rear aspect overlooking the beautifully maintained rear Garden. Radiator

## Bedroom Three

9'3" x 12'3" (2.84 x 3.74)

Double bedroom with a double glazed window to the front aspect and radiator.

## Bedroom Four/Study

7'3" x 6'7" (2.23 x 2.02)

Currently used as a study with wood flooring, radiator and double glazed window to the rear aspect.

## Bathroom

Fitted with a white suite comprising low flush WC, pedestal wash hand basin with mixer tap. Panel bath with mains mixer tap, attachment and tiled splashback. Tile effect flooring, extractor fan, radiator and double glazed obscured window to the front aspect.

## Second Floor Landing

Stairs rise to the Second Floor Landing with paneling, radiator and door to Bedroom One.

## Bedroom One

12'10" x 23'3" (3.93 x 7.09)

Extensive double bedroom with two Velux windows and a double glazed window to the front aspect providing views of the Malvern Hills. Two Radiators and door to useful storage cupboard currently housing the newly installed Worcester Bosch Boiler. Floor to ceiling fitted wardrobes, access to loft space via hatch and door two Ensuite.

## Ensuite

Fitted with a white suite comprising corner pedestal wash hand basin with mixer tap

and low flush WC. Shower cubicle with tiled splashback, sliding glazed screen, water fall mains shower and additional shower attachment. Tile effect flooring, 'Ladder Style' radiator, extractor fan and Velux Window.

## Outside

To the front of the property is a paved pathway leading to the front door with canopy porch and wrought iron fencing enclosing a range of mature shrubs and hedges.

To the rear of the property is a well maintained garden comprising a large composite decked area which adjoins the property and a further paved seating area with timber raised beds. Timber fencing and a variety of mature shrubs and hedges encompass the Garden. Gated side access and gated access to the parking and garage.

## Garage

18'0" x 9'10" (5.49 x 3.00)

Access from Hill View Road, paved parking for one Vehicle and access to the single garage via up and over door with power and lighting.

## Council Tax Band

We understand that this property is council tax band D.

This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

## Agents Note

Please note there is a monthly charge of £25 payable to the management company by the home owner in relation to the upkeep of the green space around this development.

There is an additional annual charge of £350 for the use of the private access to the garage and parking. Should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

## Disclosure

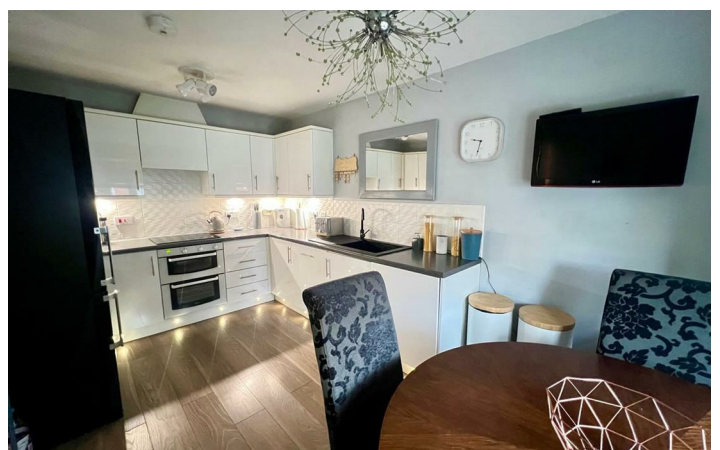
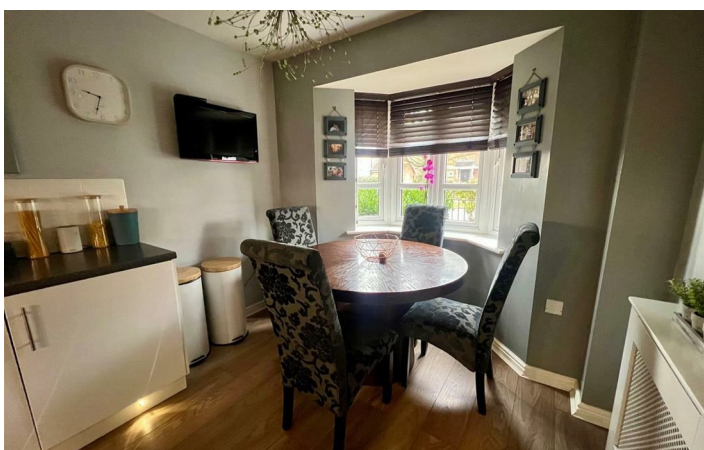
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

## Freehold

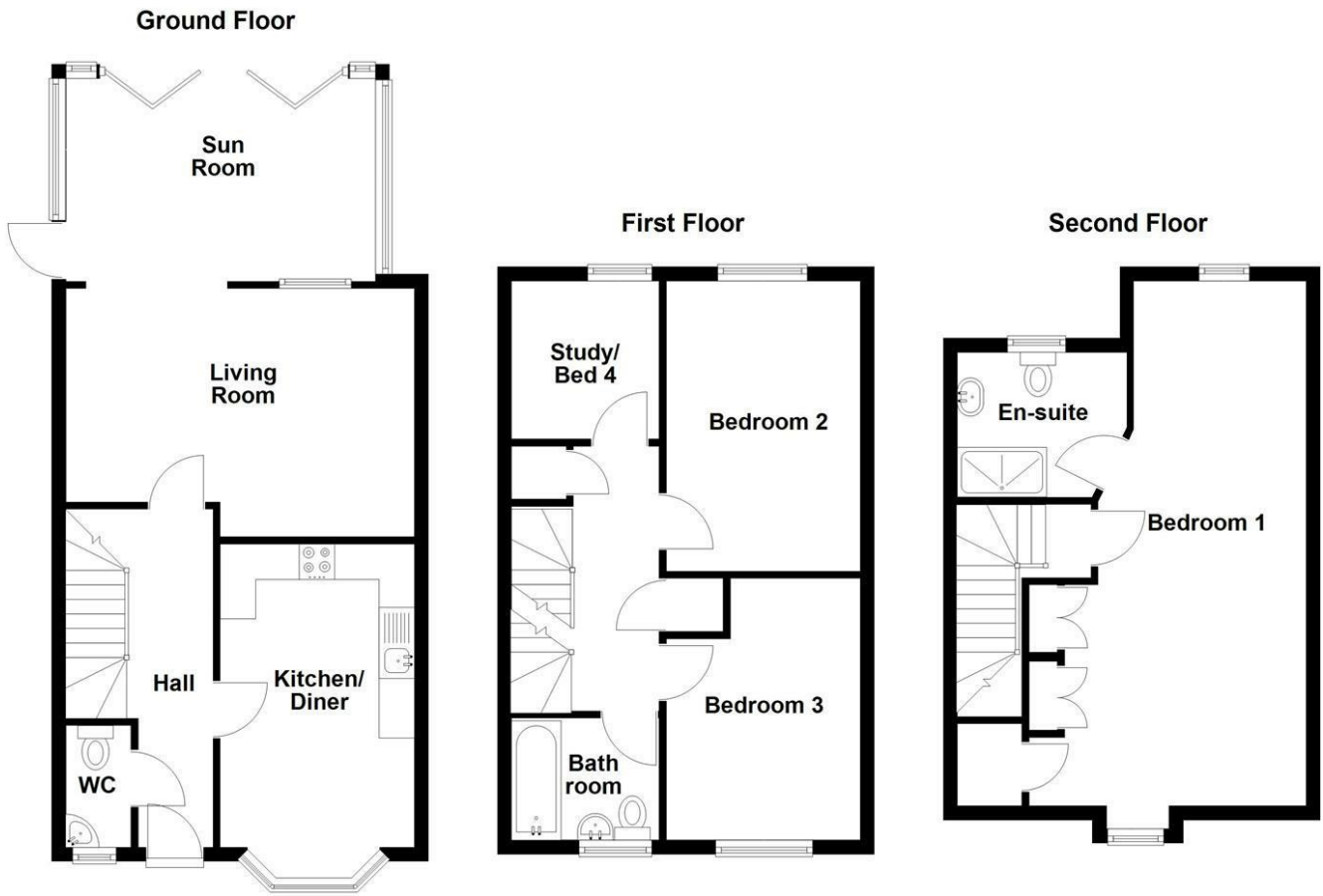
Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

## Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement



# Floor Plan



8 Hill View Road, Malvern

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	